

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
MARCH 26, 2007 - 7:00 P.M

The regular meeting of the Abingdon Planning Commission was held Monday, March 26, 2007, at 7:00 P.M. The meeting was held in the Municipal Building, downstairs meeting room.

Mr. Gary Kimbrell, Chairman, called the meeting to order. Mr. Jackson called the roll.

ROLL CALL

Members Present: Mr. Gary Kimbrell, Chairman
Mr. Gregory W. Kelly
Mrs. Cathy Lowe
Mrs. Harriett DeBose
Dr. H. Ramsey White, Jr.
Mr. Kenneth Shuman
Mr. Matthew T. Bundy

Comprising a quorum of the Commission

Members Absent: None

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning/Zoning

Visitors: Mr. Charles R. Day
Mr. Dennis R. Leonard
Mr. Franklin D. Brown, Jr.

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(2) Approval of Minutes: Regular Meeting, February 26, 2007

Mrs. Lowe made a motion that the minutes of the regular meeting, February 26, 2007 be approved as presented. Mrs. DeBose seconded the motion, with unanimous approval.

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(3) CERTIFICATE OF APPROPRIATENESS - **The Shabby Garden Shop, Teresa Hurley, Owner,** 734A Cummings Street, Abingdon, VA 24210; application for Certificate of Appropriateness for approval of signage to be located at **734A Cummings Street. Tax Map No. 105 (6) 23.**

This is a request for approval of one (1) sign to be located at 734A Cummings Street. The size of the proposed sign will be 2 ft. x 5 ft. (10 sq. ft., 20 sq. ft. double-sided), will be sand-blasted, mortar stone; Pale Pink in color with a dark brown border, green lettering and logo. The sign will be placed on the pylon sign, as shown in photograph attached to application; will not be internally lighted.

After discussion, Mrs. Lowe made a motion that the signage be approved, as presented. Mr. Shuman seconded the motion, with unanimous approval.

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- (4) CERTIFICATE OF APPROPRIATENESS - **Gregory Owens, DDS, Owner, Tri-State Signs, Representative**, 640 West Main Street, Abingdon, VA 24210; application for Certificate of Appropriateness for approval to change name on existing sign located at **640 West Main Street. Tax Map No. 18 (15) 8.**

This is a request for approval to replace existing sign face located at 640 West Main Street. The requested sign will be 4ft. x 6 ft. (28 sq. ft.), will be burgundy and black sign on white background. The sign face is equal in area to the existing and will only be a replacement.

After discussion, Mrs. Lowe made a motion that the signage be approved, as presented. Dr. White seconded the motion, with unanimous approval.

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- (5) CERTIFICATE OF APPROPRIATENESS - **Spiegler & Blevins CPA, PC, and Colonial Property Associates, LLC, Owner/Charles R. Day, Representative**, 859 Colonial Road, Abingdon, VA 24210; application for Certificate of Appropriateness for approval of proposed one-story office building with paved parking for 20 cars, **to be located in the Stone Mill Technology Park. Tax Map No. 104 (10) 9.**

This is a request for approval of a proposed one-story office building to be constructed on Lot 9 of the Stone Mill Business & Technology Park. The applicant and their architect have requested waivers on the following items:

- **PARKING** - The parking requirements, set forth in Section 17-6 Minimum Off-Street Parking, of the Zoning Ordinance require 39 spaces per the square footage of the proposed building. The applicant needs only 20 spaces (14 employee, 6 visitor), as customer traffic is minimal.
- **BERMING** - The Tech Park Guidelines discuss the use of berming to hide parking areas and create a more “earth-to-structure” look than “earth-to-asphalt-to-structure” look. There being no berming on the present site, and due to the exceptional setbacks required, the applicant seeks a waiver from the berming requirement.
- **SETBACKS** - The Tech Park Guidelines require minimum setbacks of 60 ft., front and side yard setbacks and 20 ft. rear setbacks. This makes for an exceptionally narrow lot to build on. Due to the narrowness of Lot 9, the building, as proposed will encroach upon the setback line – 10 ft. on the east side of the lot. Due to the topography, the building cannot be placed anywhere else on the lot to accommodate the proposed structure, and the lot can only utilize less than 40% of the lot for construction.

Mr. Charles R. Day gave a description of the proposed building. The structure will be one-story, constructed of brick, tan or sand colored dryvit (if used) and freize, standing seam metal roof (green), fixed windows with medium bronze metal frames.

After discussion, Mr. Shuman made a motion that the concept of this request be approved. Mrs. Lowe seconded the motion, with unanimous approval.

After a lengthy discussion of the requested variances for parking, berming and setback, the following motions were made.

- **PARKING** – Dr. White made a motion that the variance request for 20 parking spaces be approved. Mrs. Lowe seconded the motion, with unanimous approval.

- BERMING – Dr. White made a motion that the request to eliminate the berming required in front of this property be approved. Mr. Shuman seconded the motion, with unanimous approval.
- SETBACK – Mr. Kelly made a motion to approve, stating that the 60 ft. side setback is not applicable to Lot No. 9 as written in the Guidelines. Mrs. Lowe seconded the motion, with unanimous approval.

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(6) **CERTIFICATE OF APPROPRIATENESS - Highlands Realty, Inc., Franklin D. Brown, Jr., and Kathleen W. Brown, Owners, 461 West Main Street, Abingdon, VA 24210; application for Certificate of Appropriateness for approval of signage and renovations for existing structure located at 461 West Main Street (built in 1925). Tax Map No. 8 (1) 21.**

This application is requesting approval of the following items to be completed for the property located at 461 West Main Street:

- one (1) sign, 3 ft. x 6.5 ft. (19.5 sq. ft., 39 sq. ft. double sided); a hanging “Agent on Duty” sign will be used when applicable. Sign made of pressure treated plywood, having cream/beige background with dark green lettering and border, to be hung from 8 ft. x 8 ft. treated post, supported by a red brick post
- renovations to the structure to include repair and repainting of windows, doors and trim, paint front porch and block foundation
proposed colors include: block foundation, beige; windows, dark red; trim, cream/beige; gutters, dark red; roofing, 30 year asphalt shingles, dark green; sidewalks, concrete with no stain; rear wood ramp, pressure treated lumber, stained beige; front porch floor and steps, beige
- replace leaking roof and gutters
- re-grade driveway entrance one foot, so it is not so steep and widen entrance six feet.
- construct ADA ramp at rear
- add “picket” fence around heat pump
- add foundation shrubbery and on each side of sign
- pave driveway to the rear parking lot

After a lengthy discussion, Mrs. Lowe made a motion that the requests for signage, parking area with landscaping design, as well as colors chosen for structure be approved as presented. Mrs. DeBose seconded the motion, with unanimous approval.

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Mr. Jackson reminded the Planning Commission that the term for Mrs. DeBose serving as member for the Commission expires March 31, 2007. He thanked Mrs. DeBose for her services and wished her well. Mr. Kelly and other members of the Commission commended her for her services and expressed their thanks to her.

Mr. Jackson further stated that copies of the Sign Ordinance and Comprehensive Plan will be delivered for review at the next regular meeting scheduled April 23, 2007, where a Work Session will be held at 5:30 P.M., before the regular scheduled meeting.

Dr. White brought to the Planning Commission’s attention that he had been informed that Mr. Shuman had sent an e-mail to members of the Town Council, asking them to overturn a previous vote by the Planning Commission and asked that Mr. Shuman share this information. Mr. Shuman replied that he did in fact e-mail Mrs. Lowe, who was absent from the previous meeting, to explain why he, himself, voted the way he did. Mrs. Lowe interjected that she had forwarded the e-mail to the Town Council members herself. Dr. White apologized for the accusation and Mr. Shuman offered to forward the e-mail to the Planning Commission members.

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There being no further business, Mr. Shuman made a motion that the meeting be adjourned. Mrs. Lowe seconded the motion, with unanimous approval.

Gary Kimbrell, Chairman

Gregory W. Kelly, Secretary